



MEMORANDUM

DATE: August 20, 2003

TO: David Gulino, Chairman & Planning Commissioners

FROM: Teresa Huish, Senior Planner

RE: General Plan Amendment – Case # 2-GP-2003

The purpose of this memorandum is to inform the Planning Commission (PC) of the application for a proposed General Plan amendment and the requirements of State legislation. Per the legislation, all major General Plan amendments require a remote public hearing for purpose of additional discussion on general plan issues related to the case. The City of Scottsdale established criteria for a Major General Plan Amendment in February 2001. The August 20th remote PC hearing(s) will be the first of two (2) hearings on this case. Staff, in conformance with the Growing Smarter legislation, intends to concentrate their comments at the issue of the General Plan amendment.

Because the Planning Commission hearing is at the remote location, Staff will present the General Plan Amendment portion of the case in fulfillment of the State legislation for remote hearings. A complete report of the subsequent regular PC meeting, scheduled for September 10, 2003, will be sent out regarding this application.

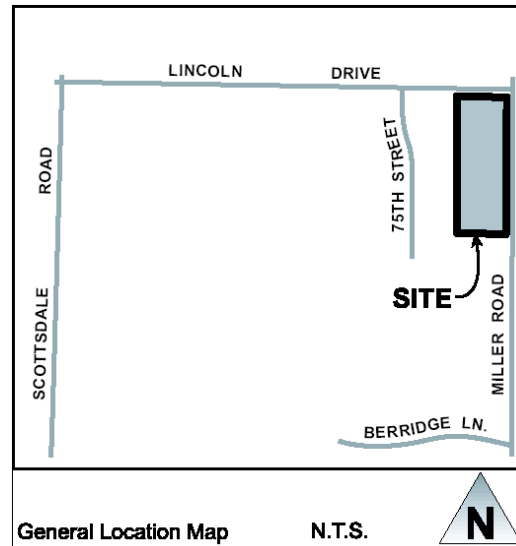
2-GP-2003 General Plan Review

Introduction

Case 2-GP-2003 is a request for amendments to the General Plan Land Use and the Character and Design Elements. The property is located at the southwest corner of Cattletrack and Lincoln Drive and includes 5.5 acres of land. There is a concurrent rezoning case associated with this requested General Plan amendment proposing 10 lots on approximately 5 acres.

Current Conditions/Background

This property, and the neighborhood to the south and west, as well as the properties on the east side of Cattletrack are designated Rural Neighborhoods on the Conceptual Land Use Map. The neighborhoods on the north side of Lincoln Drive are designated Suburban Neighborhoods. This property and the neighborhoods to the south and west are designated Rural Character on the Character Types Map. This area is indicated as a future character area study, and no neighborhood plans have been proposed or completed for this area.



Much of the neighborhood to the west and south of this property was part of a County island for many years. The neighborhood has long been established as a rural enclave bounded on all sides by more intense uses. This proposal is five (5) acres out of the area's approximately eighty (80) acres of rural neighborhoods land use designation including approximately 10 acres south of McDonald Drive.

Description of Proposal

The applicant is proposing the following amendments to the general plan:

- Land Use Element from Rural to Suburban Neighborhoods.
- Character and Design Element from Rural Character Type to Suburban Character Type.

Rural Neighborhoods include "areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land." Suburban Neighborhoods include "medium to small-lot single family neighborhoods of subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre."

The Rural Character Type is described as areas that generally "contain relatively low-density and large lot development, including horse privilege neighborhoods and low-

density resorts as well as areas with particularly sensitive and unique natural environments. These districts provide a rural lifestyle that includes preservation of the desert character. The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encourage conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access. Special care should be taken to preserve the natural character of the land and natural drainage corridors. ...”

The Suburban Character Type is described as areas that generally “contain medium-density neighborhoods that include a variety of commercial and employment centers and resorts. A wide variety of recreational and leisure opportunities are integrated into the fabric of these districts. Pedestrian and bicycle linkages from neighborhood to neighborhood and from neighborhood to commercial, cultural, educational, and recreational components are vital in weaving these areas into a livable community. The physical character of these districts varies widely throughout the community and is based on period of construction and the surrounding topography and natural features. These districts comprise most of the southern and central areas of the city.”

Key Issues

Amending the Land Use intensities and Character and Design Element for this corner may not be consistent with the character of the surrounding neighborhood. This Land Use and Character change is an isolated “finger” of Suburban densities in a long established Rural area. The surrounding neighborhood is something of a rural enclave north and south of McDonald Drive and may need to be protected from higher density encroachment and destabilization.

This general plan/zoning change may set a precedent for higher density in the general area, changing from Rural to Suburban character in an area that has a long history of rural character.

The applicant has contacted surrounding property owners and has held multiple open houses to receive community input. Although there is some support for the change, many comments received from neighbors indicate they are not in support and wish to preserve the existing rural and character. (see attachment #5)

Conclusion

The Vision Statement for the Neighborhoods Element of the General Plan states: “Scottsdale’s vision is to preserve, reinforce, and where appropriate revitalize the core characteristics and stability that define all of its neighborhoods, commercial and residential. By making sure that changes in neighborhoods harmonize with the existing character, by enhancing neighborhoods’ defining features, and ensuring their long-term attractiveness and economic integrity, we can create and/or enhance the unique character and special qualities of each neighborhood. ...” At this point, without future study on how to preserve or determine future changes to this rural enclave, Staff feels the General

Plan amendment proposal is not consistent with the character, land use intensity, and lifestyle of the surrounding area.

Attachments:

1. Project Narrative
2. Context Aerial
3. Close-up Aerial
4. General Plan Map – Conceptual Land Use Map
- 4A. General Plan Map - Character Types Map
5. Neighborhood correspondence

GENERAL PLAN AMENDMENT PROJECT JUSTIFICATION NARRATIVE

This is a General Plan Amendment request on an approximately 5.5± acre residential infill property at the southwest corner of Cattletrack and Lincoln to change the Land Use and Character and Design Elements of the General Plan from Rural Neighborhoods to Suburban Neighborhoods and from Rural Character to Suburban Character. The property is surrounded by vacant and older non-subdivided residential development and the Arizona Canal on the east, water company facilities and arts/special campus uses to the southeast, as well as acre lot development to the south, an acre lot subdivision to the west and the townhome developments of 7600 Lincoln and Lincoln Place to the north and northwest. The included property is either vacant or developed with older homes in need of refurbishment.

The subdivision to the west was developed approximately 30 years ago and 7600 Lincoln approximately 10 years ago. With the establishment of the Cultural Institutional designation on the Cattletrack Ranch arts district area in the 90s, the subject 5.5± acre property was left as part of a small remnant area in need of redevelopment to complement the changed circumstances to the north and south.

At the edge, but not really part of, the residential neighborhood to the west and separating that neighborhood from the increasing traffic impacts of Cattletrack, the 5.5 acre parcel has proven difficult in attracting the reinvestment in redevelopment that the area needs. The narrowness of the property between Cattletrack and the canal to the east has also made its redevelopment extremely problematic. The primary obstacles to attracting reinvestment in this intersection area are the increasing traffic on Lincoln and Cattletrack and the resistance of homebuyers to front onto a heavily traveled street with its accompanying safety hazards, difficulty of driveway access and noise impacts.

The proposed General Plan Amendment from Rural Neighborhoods to Suburban Neighborhoods offers the opportunity for single family homes which do not have to front onto Cattletrack and can be located instead with rear or side yards on Cattletrack. This shift in home positioning relative to Cattletrack is critical to attracting reinvestment in the area and cannot be accomplished without this proposed General Plan Amendment.

Scottsdale's General Plan document itself provides guidance to its use in circumstances such as these at the Cattletrack-Lincoln intersection:

The General Plan represents goals and policies to guide the community over a 20 to 25 year period.... There is a natural tendency to presume that the Plan as adopted will be applied in its entirety with minimal change over that period of time. But, such rigid application would not be responsive to the natural changes and unforeseen opportunities that arise in a community as dynamic as Scottsdale. Making long-range decisions means that issues need to be periodically readdressed to reflect new or emerging circumstances.

As with any flexible policy document, there is room for interpretation on the policies and goals contained in these elements, and flexibility is needed to meet the overall objectives. (pp. 11-12)

The General Plan also states that it is designed to be a "a broad, flexible document that changes as the community needs, conditions and direction change." (p. 17) One of the areas in which changed conditions and community needs has surfaced and will continue to surface more and more in the future as vacant land available for development contracts, is the redevelopment of infill pockets like this within more mature areas of the City. The General Plan recognizes the increasing importance of infill areas: "Infill development will become more significant, and revitalization will become a major focus of activity in the community." (p. 37)

This request for a change in land use designation from Rural Neighborhoods to Suburban Neighborhoods addresses a particularly challenging infill pocket area. The approximately 5.5± acre property southeast of the Cattletrack and Lincoln intersection is characterized by a combination of vacant, aging and underutilized properties. It is an area in need of investment but facing substantial impediments to redevelopment with the existing Rural Neighborhoods designation and R1-43 and R1-35 zoning. It is an area in which "rigid application" of the General Plan is not "responsive" to changed conditions.

Because Cattletrack is highly traveled for its street classification and width, fronting homes on Cattletrack makes them obviously less desirable. In addition, the vacant and deteriorating properties in this infill area create major disincentives for piecemeal acre lot development. Because of the impacts to the properties fronting on Cattletrack, homes there cannot offer the quiet, low traffic, rural, acre lot residential experience like the subdivision to the immediate west. Homebuyers want the feel of being within a community not simply in a home lined up with a row of other homes fronting a highly traveled street. Without a change in the General Plan designation and zoning of this area, it is likely to remain vacant, continue to deteriorate and detract from the value of surrounding properties to the north, west and south.

Providing appropriate transitional and buffering development on the heavily traveled roadway edges of neighborhoods in Scottsdale has proven essential in stabilizing adjacent interior residential neighborhoods. This stabilization of "edges" has resulted in reinvestment that eliminates deterioration and assemblages within the adjacent interior residential neighborhoods. As edges are protected and as homeowners invest in interior residential properties, the increased single family values make the homes more desirable and too costly to assemble for rezoning. This stabilizing and preserving influence of buffering roadway edge development has been experienced along Shea Boulevard, the Hayden - 84th Street area, for example, along Scottsdale and Thomas Roads and other major arterials. In these areas, the adjacent interior residential neighborhoods have been strengthened by appropriate protection of the edges, have attracted reinvestment in their older homes, have experienced increased property values and have not been rezoned to match the edge uses as some feared they might have been.

The proposed amendment would allow this unique in-fill pocket to develop with compatible rural styled homes on smaller lots that would not have to front onto Cattletrack. The reinvestment in the area in these new homes at a highly desirable, in-town location would strengthen and protect the adjacent single family residential neighborhood, enhance surrounding property values and prevent the deterioration and lower values which are the primary causes of assemblage resulting in rezoning requests.

GENERAL PLAN GUIDING PRINCIPLES.

- Character & Lifestyle

The character and lifestyle of Scottsdale is always enhanced by appropriate reinvestment in redevelopment in older neighborhoods, particularly with compatible residential uses. Reinvestment in older neighborhoods likewise enhances the economic vitality of the community and contributes to a higher property tax base. The proposed redevelopment of this area will protect the edge of adjacent acre lot residential neighborhoods to the west and south. The reinvestment in the area and stabilizing of adjacent neighborhoods will result not only in enhanced property values for the residential areas to the west and south, but will also act as a catalyst encouraging reinvestment in the older homes in these areas, thus building a more stable residential neighborhood overall.
- Economic Vitality
- Neighborhoods
- Open Space

It is anticipated that open space will be provided in the subdivision which would be unlikely to be provided were this property to develop under its existing General Plan designation and zoning. The goals of sustainability and effective management of resources are served by development of an infill parcel that takes advantage of existing infrastructure and community amenities, such as the nearby Indian Bend Wash. The modest change in density proposed in this General Plan Amendment and accompanying rezoning of the 5.5± acres does not place any significant burden on existing infrastructure and would contribute significantly to the tax base to sustain existing infrastructure. The proposed General Plan Amendment and rezoning advance transportation goals by eliminating residential driveways and access points onto a collector street without adding any significant new traffic; any minor traffic increase is well within existing street capacity of the area. Additionally, new housing stock in this convenient, in-town in-fill location offers significant trip reduction advantages over providing the same housing stock in more outlying areas of the community, thus furthering both sustainability and transportation goals.
- Sustainability
- Transportation

IMPACT ANALYSIS.

The proposed change includes approximately 5.5± acres of land zoned for one (1) home-per-acre, or approximately 5 dwelling units, that would change from Rural Neighborhoods to Suburban Neighborhoods allowing 2 – 8 dwelling units per acre. The proposed accompanying rezoning for 5.5 acres is for approximately 2± units per acre for an increase of 5 – 6 homes, with approximately 2.26 people per home, an increase in the range of approximately 11 – 14 in population on the 5.5 acres. Assuming an average in Scottsdale .6 – .7 students per household, the estimated increase in school age children would be 3 – 5. There would be minimal impact on water use and solid waste generation by the 5 – 6 additional homes and families. The increase in vehicle trips per day would be estimated at 50 – 60 trips, again well within the roadway capacities. No increase in employees would be associated with this change. Overall the impacts of this change are negligible on a City with an area of 185 square miles, 219,200 residents, and a broad land use and residential housing mix; the impacts of not making the change are far more potentially negative.

- If this a General Plan land use amendment the proposed changes include 5.5± amount of acres dwelling units/square footage changing from General Plan land use designation(s) Rural Neighborhoods to General Plan land use designation(s) Suburban Neighborhoods.
- The estimated increase or decrease in population this proposed General Plan amendment will create is 11 – 14 (circle one – increase or decrease or no change).
- The estimated increase or decrease in elementary, middle and high school age children this proposed General Plan amendment will create is 3 – 5 (circle one – increase or decrease or no change).
- The estimated impact this proposed General Plan change will have on water use per year will be minimal (circle one – increase or decrease or no change).
- The estimated impact this proposed General Plan change will have on wastewater generation per year is minimal (circle one – increase or decrease or no change).
- The estimated impact this proposed General Plan change will have on solid waste generation per year is minimal/tons (circle one – increase or decrease or no change).
- The estimated impact this proposed General Plan change will have on vehicle trips per day is 50 – 60 (circle one – increase or decrease or no change).
- The estimated number of employees this proposed General Plan change will result in is _____ (circle one – increase or decrease or no change).

GENERAL PLAN ELEMENTS

Character and Design Element.

The General Plan itself states that "Character can cross land uses and zoning to include community regions containing a mixture of housing...." (p. 43) The inclusion of a modestly higher density of residential development in this area can be done in a way that enhances and does not detract from the rural character of the adjacent neighborhood to the west. Housing style and design can reflect this rural character and provide a stabilizing transition from the higher density suburban character area to the north. The one-story low profile homes that are being proposed reflect the adjacent rural residential context to the west and south. As the General Plan states, "Thus, from a 'character' perspective, the challenge is not so much to avoid high density as it is to ensure aesthetic appeal." (p. 40) The aesthetic appeal of the area will be enhanced with compatibly designed homes at a modestly higher density.

Land Use Element.

The proposed General Plan Amendment furthers the citywide land use policy of ensuring that neighborhood edges transition to one another with an appropriate land use and development pattern reflective of the character of the surrounding area. This is a location contiguous to existing development at which City services are readily available. The proposed land use change maintains a diverse mixture of housing within the community in proximity to in-town employment, allowing for shorter and fewer automobile trips. Providing additional housing in this in-town location discourages sprawl thereby preserving resources such as land, air, water and energy in conformance with other General Plan goals. The proposed residential subdivision will be well-integrated into its neighborhood and provide a reasonable buffer to the adjacent neighborhood.

Economic Vitality Element.

The proposed General Plan Amendment advances the economic vitality goal of sustaining the long-term economic well being of the City through redevelopment and revitalization efforts. One of the economic vitality policies of the General Plan is to encourage and support renovation and reuse of underutilized or vacant parcels such as exist in this area. This proposal is an appropriate private redevelopment and revitalization effort of the kind intended to be encouraged under the economical vitality policies of the General Plan. The proposal provides additional housing choices in the area and maintains quality housing in the area thus contributing to the City's quality of life and the stability of its economy.

Community Involvement Element.

Prior to embarking upon this General Plan Amendment and related rezoning, the applicant secured the support of the residential neighborhood to the west, property owners to the east and the homeowners of both Lincoln Place and 7600 Lincoln to the north. Through individual one-on-one meetings and group meetings with the surrounding neighbors, the proposal was discussed and changes were made that were tailored to the concerns expressed for high quality design, single-story and property value enhancement. The proposal on this 5.5 acre parcel has been well received and supported by the surrounding property owners and homeowners associations.

Housing Element.

The vision statement of the Housing Element of the General Plan calls for housing options to include a "wide range of opportunities for people living and working in Scottsdale, people at different life stages, income levels, and social and physical needs." (p. 95) This proposal will offer additional diversity in housing types in the area to serve these differing needs. This Plan element also recognizes that land for housing is becoming increasingly limited and that attention will need to be focused on the revitalization and preservation of more mature housing neighborhoods and that the community will need "to seek creative infill development strategies." (p. 96) This proposal for a more diverse housing type in a mature neighborhood will contribute to the Housing Element goal of providing a variety of housing options that blend with the character of the surrounding community. The proposed General Plan Amendment also supports revitalization of an older Scottsdale neighborhood and will encourage adjacent residential homeowners to reinvest and renovate their homes, also consistent with Housing Element goals.

Neighborhoods Element.

The proposed General Plan Amendment meets the Neighborhoods Element goals of reinvesting in Scottsdale's mature neighborhoods which the General Plan describes as, "critical to maintaining and strengthening the health, safety, prosperity and enjoyment of our community." (p. 104) The proposal offers revitalization that prevents the decline of aging areas and provides "context-appropriate infill development." (p. 104) The Neighborhoods Element recognizes that residential deterioration in mature neighborhoods reflects negatively on the community as a whole and encourages revitalization efforts such as the one proposed to provide for long-term stability of the City's mature residential neighborhoods. Infill developments such as the one proposed are encouraged under this element of the General Plan.

Open Space and Recreation Element.

This request does not impact the Open Space and Recreation Element of the General Plan. The handful of additional housing units proposed are being located in an area with ample access to existing public trails, open space, including the Indian Bend Wash, and associated parks.

Preservation and Environmental Planning Element.

The request is consistent with the Preservation and Environmental Planning Element of the General Plan because the provision of additional housing units in an in-town location will contribute to trip reduction as well as reduced energy consumption and thus aid in the improvement of air quality.

Cost of Development Element.

The proposed development is consistent with the Cost of Development Element of the General Plan because it provides additional housing opportunities in areas with existing infrastructure and contributes to the property tax base to sustain that infrastructure.

Growth Area Element.

There is no impact of the proposed General Plan Amendment on the Growth Area Element of the General Plan other than to provide an alternative to development in designated growth areas by redevelopment in an infill area, which is encouraged by the General Plan.

Public Services and Facilities Element.

This General Plan Amendment is consistent with the Public Services and Facilities Element because it provides additional housing opportunities in an area of the City already well served by public services and facilities. The minimal change proposed will not negatively impact the provision of these services or the use of these facilities.

Community Mobility Element.

The proposal is consistent with the Community Mobility Element goals of relieving traffic congestion and emphasizing live, work and play land use relationships because of its infill location in close proximity to community amenities, employment, entertainment and shopping. The Indian Bend Wash and canal bank trail systems are nearby also affording the opportunity for pedestrian and bicycle use as well.

**SCENIC/VISTA CORRIDORS, CHARACTER AREA/NEIGHBORHOOD PLANS
HOUSING/ECONOMIC DIVERSITY, TRANSPORTATION ACCESSIBILITY/MODES**

The proposed General Plan Amendment does not impact any Scenic or Vista Corridors or any adopted Character Area or Neighborhood Plans. Housing and economic diversity as well as transportation accessibility/modes are discussed above under the General Plan Elements section.

NEIGHBORHOOD ISSUES

The neighbors and homeowners associations contacted have generally been in support of the General Plan Amendment and companion rezoning proposal on this 5.5 acre site. The key issues with respect to this General Plan Amendment that have been identified by the surrounding neighborhoods include: 1) a strong desire for the type of reinvestment and new housing the proposal will bring to strengthen the neighborhood by eliminating underutilized and vacant properties that the neighbors see as having a negative impact on their area as well as 2) the importance of high quality, compatible design, single-story dwellings and an overall aesthetic appeal that will enhance property values in the area. In order to address the latter concerns, the development plan has been modified to include single-story homes with a more rural/rustic architecture design character in keeping with the residential subdivision to the west. This character theme will also be carried out in the wall design. The neighborhood also preferred the access on Cattletrack rather than Lincoln which was shown on the development plan. Setback, construction hours and construction traffic access concerns are also being addressed in the proposal.



Cattletrack Ranch

2-GP-2003

ATTACHMENT #2

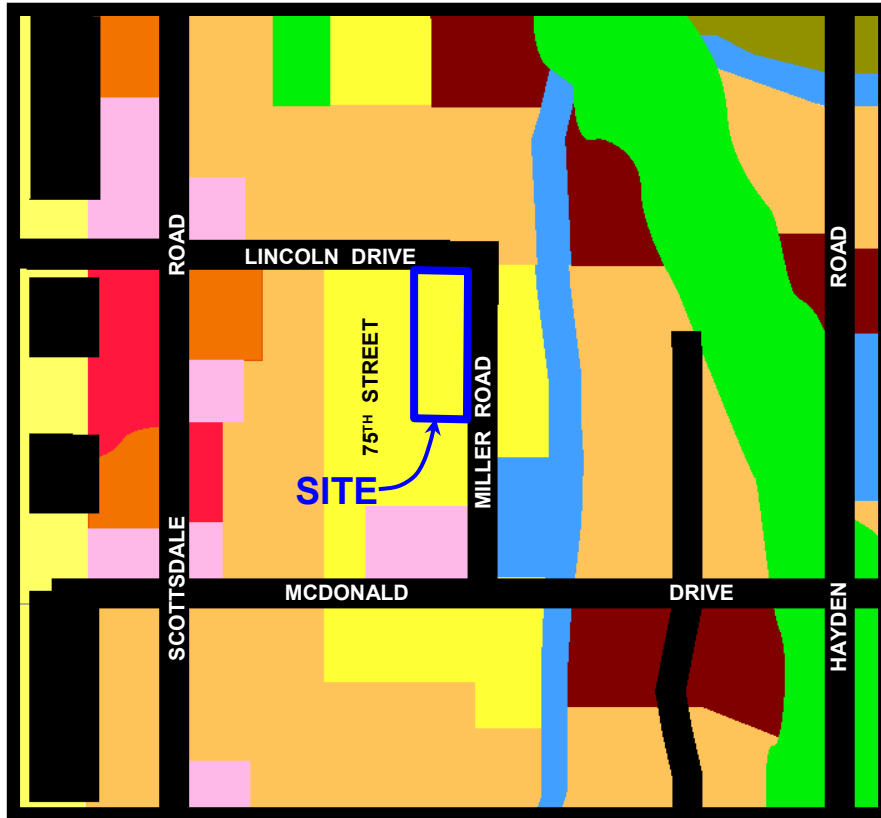


Cattletrack Ranch

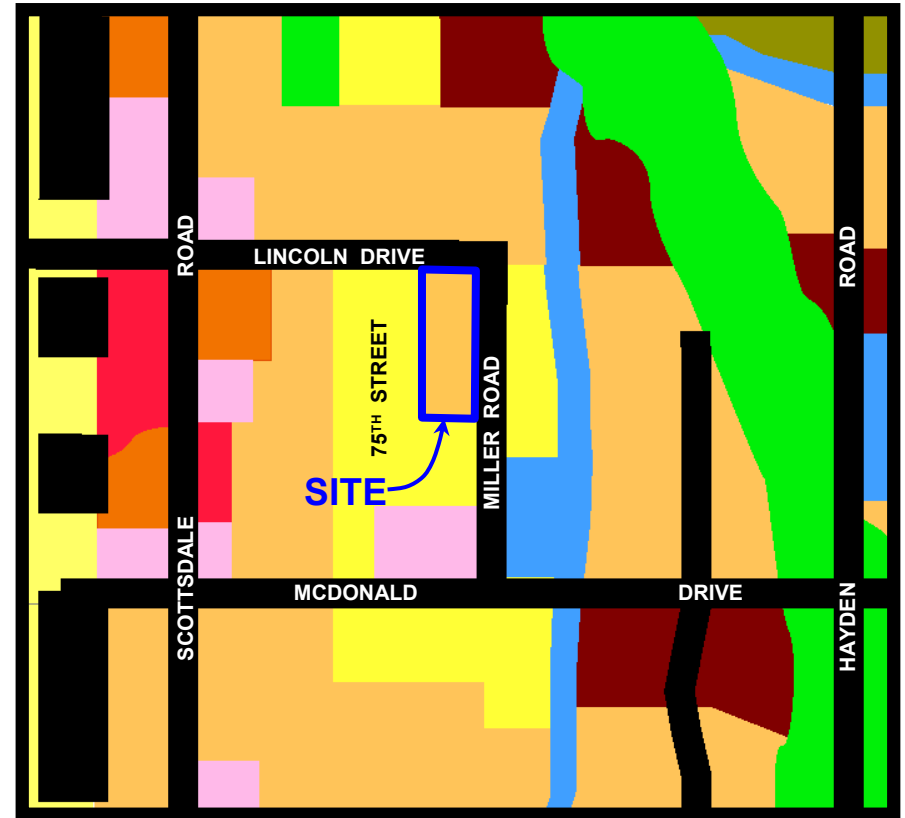
2-GP-2003

ATTACHMENT #3

Existing General Plan



Proposed General Plan

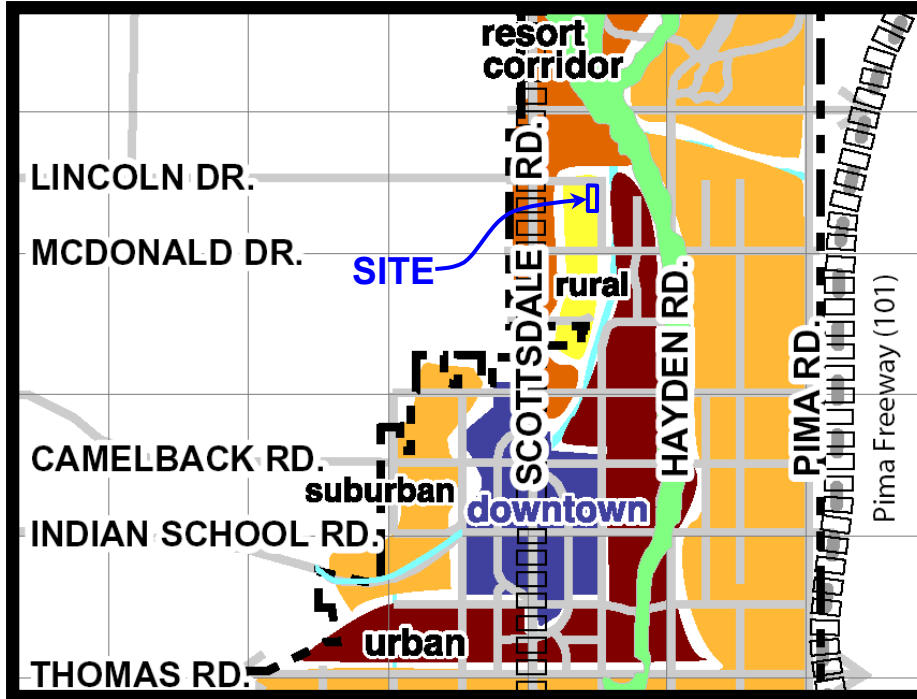


2-GP-2003

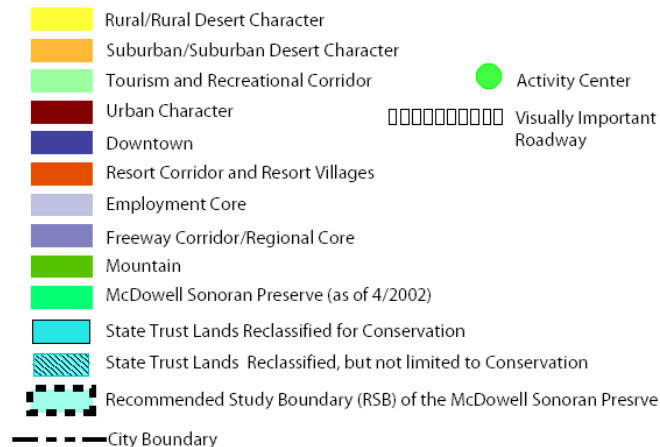
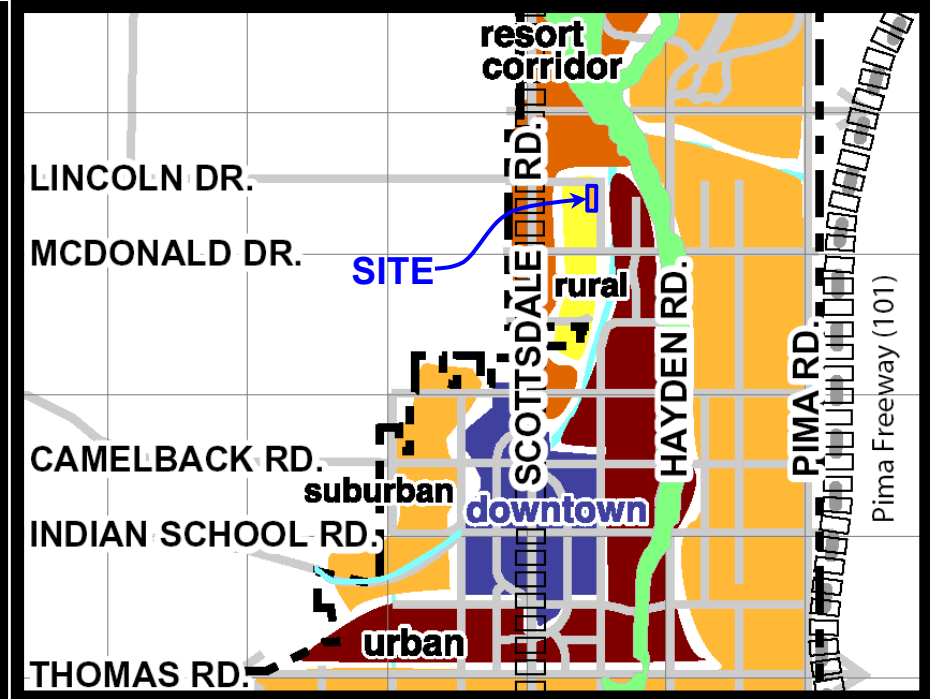
ATTACHMENT #4

Adopted by City Council October 30, 2001
 Ratified by Scottsdale voters March 12, 2002
 revised to show McDowell Sonoran Preserve as of April 2, 2002

Existing Character Area



Proposed Character Area



2-GP-2003
ATTACHMENT #4A

Petition Against the Cattletrack & Lincoln General Plan Amendment: 2-GP-2003

We sincerely believe that the proposed General Plan Amendment will forever alter the rural ambience of our neighborhood and ultimately devalue our individual properties and lifestyle. Since this is one of the few remaining rural neighborhoods in central Scottsdale, preserving and protecting its integrity is of paramount importance to all current landowners in the area and should be weighed carefully by all concerned. The desert flavor and lifestyle enjoyed by all can never be recaptured once it is "developed" to meet the needs of a few.

Print Name	Signature	Address	Date
1. Lillian Lettmann	Lillian L. Lettmann	7502 E. Berridge	4/28/03
2. DOUGLAS WATTIER	Douglas L. Wattier	7502 E. BERRIDGE	6/23/03
3. Marian Coleman	Marian Coleman	7524 E. Berridge	6/25/03
4. Sandra Remington	Sandra Remington	7503 E. Berridge	6/25/03
5. Stephen Bernad	Stephen Bernad	7501 E. Berridge	6/25/03
6. Dennis C. Meyers	Dennis C. Meyers	7410 E. Whispering Winds Rd	8/22/03
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			

Petition Against the Cattletrack & Lincoln General Plan Amendment: 2-GP-2003

We sincerely believe that the proposed General Plan Amendment will forever alter the rural ambience of our neighborhood and ultimately devalue our individual properties and lifestyle. Since this is one of the few remaining rural neighborhoods in central Scottsdale, preserving and protecting its integrity is of paramount importance to all current landowners in the area and should be weighed carefully by all concerned. The desert flavor and lifestyle enjoyed by all can never be recaptured once it is "developed" to meet the needs of a few.

Print Name	Signature	Address	Date
1. ELIZABETH BERNARD	<i>Elizabeth Bernard</i>	751 E Berridge	6/28/03
2. Eva Morgenstern	<i>Eva Morgenstern</i>	7426 E Berridge	7/4/03
3. SARAH MORGENSTERN	<i>Sarah Morgenstern</i>	7426 E Berridge	7/4/03
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			

Petition Against the Cattletrack & Lincoln General Plan Amendment: 2-GP-2003

We sincerely believe that the proposed General Plan Amendment will forever alter the rural ambience of our neighborhood and ultimately devalue our individual properties and lifestyle. Since this is one of the few remaining rural neighborhoods in central Scottsdale, preserving and protecting its integrity is of paramount importance to all current landowners in the area and should be weighed carefully by all concerned. The desert flavor and lifestyle enjoyed by all can never be recaptured once it is "developed" to meet the needs of a few.

Print Name	Signature	Address	Date
1. WILLIAM BLACKSTONE	RL	7421 E. Berridge Ln	7.1.03
2. ROBIN BLACKSTONE	Robin Blackstone	"	7.1.03
3. SANDRA J. JONES	Sandra J. Jones	7421 E. Berridge Ln	7.1.03
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			

Petition Against the Cattletrack & Lincoln General Plan Amendment: 2-GP-2003

We sincerely believe that the proposed General Plan Amendment will forever alter the rural ambience of our neighborhood and ultimately devalue our individual properties and lifestyle. Since this is one of the few remaining rural neighborhoods in central Scottsdale, preserving and protecting its integrity is of paramount importance to all current landowners in the area and should be weighed carefully by all concerned. The desert flavor and lifestyle enjoyed by all can never be recaptured once it is "developed" to meet the needs of a few.

Print Name	Signature	Address	Date
1. <u>ALLAN BONE</u>	<u>Allan N. Bone</u>	<u>7512 E. BARRIDGE LANE</u>	<u>7-22-03</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
15. _____	_____	_____	_____
16. _____	_____	_____	_____
17. _____	_____	_____	_____
18. _____	_____	_____	_____

July 23, 2003

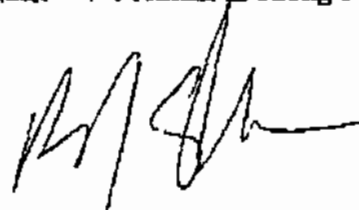
Tim Curtis
Project Coordination
City of Scottsdale
7447 E. Indian School Road
Scottsdale, AZ 85251

Re: South of the Southeast Corner of Cattletrack and Lincoln

Dear Tim:

As owner of the property at the above-referenced location, we are in agreement with the proposed General Plan Amendment from Rural Neighborhoods to Suburban Neighborhoods being reduced to the 5.5 acres on the west side of Cattletrack. We remain in strong support of the proposed GPA and rezoning for this property.

Sincerely,

A handwritten signature in black ink, appearing to be 'M. J. ...', written over the word 'Sincerely,'.

PATRICK G. GAIMARI

7442 E. Century Drive
Scottsdale, AZ 85250-4628
(480) 922-1451

May 15, 2003

Ms. Lynn Lagarde
Earl, Curley & Lagarde, P.C.
3101 North Central Avenue
Suite 1000
Phoenix, AZ 85012

Dear Ms. Lagarde:

Early in 2003, your client, Diann Henderson, contacted the undersigned regarding a petition she was circulating to change the zoning on two parcels of land on the southwest corner of Lincoln and Cattletrack Roads in Scottsdale.

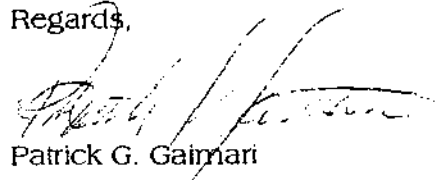
Diann explained that she and the owner of the second parcel desired to tear down the existing houses on the two properties and build new houses, increasing the density to two per acre. As stated, I had no objections and signed the petition.

It has now come to light that this project entails many more lots (acreage) than the original stated plan. Your General Plan Amendment which was filed with the City of Scottsdale proposes the redesignation of approximately 17.5 acres from Rural Neighborhood to Suburban Neighborhood. The additional lots in your proposal far exceed the original plan presented to me. Additionally, there now is the need to change the classification of this area. Thirdly, one of the lots is part of my subdivision, Su Casa. As our CC&Rs clearly state that the density may not exceed one house per acre, this lot must secede from our subdivision in order to comply with your client's plan.

I want to clearly go on record that I am OPPOSED to all of the above and rescind my signature on this petition.

If you have any questions regarding this matter, please do not hesitate to contact me. I would look forward to discussing this matter with you.

Regards,



Patrick G. Gaimari

CC: Tim Curtis, City of Scottsdale Planning Department

ROBERT T. KLINE, JR.

7431 E. Century Drive
Scottsdale, AZ 85250-4628
(480) 998-2545

May 15, 2003

Ms. Lynn Lagarde
Earl, Curley & Lagarde, P.C.
3101 North Central Avenue
Suite 1000
Phoenix, AZ 85012

Dear Ms. Lagarde:

Early in 2003, your client, Diann Henderson, contacted the undersigned regarding a petition she was circulating to change the zoning on two parcels of land on the southwest corner of Lincoln and Cattletrack Roads in Scottsdale.

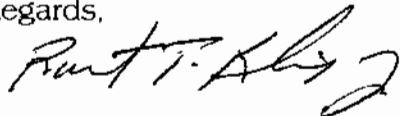
Diann explained that she and the owner of the second parcel desired to tear down the existing houses on the two properties and build new houses, increasing the density to two per acre. As stated, I had no objections and signed the petition.

It has now come to light that this project entails many more lots (acreage) than the original stated plan. Your General Plan Amendment which was filed with the City of Scottsdale proposes the redesignation of approximately 17.5 acres from Rural Neighborhood to Suburban Neighborhood. The additional lots in your proposal far exceed the original plan presented to me. Additionally, there now is the need to change the classification of this area. Thirdly, one of the lots is part of my subdivision, Su Casa. As our CC&Rs clearly state that the density may not exceed one house per acre, this lot must secede from our subdivision in order to comply with your client's plan.

I want to clearly go on record that I am OPPOSED to all of the above and rescind my signature on this petition.

If you have any questions regarding this matter, please do not hesitate to contact me. I would look forward to discussing this matter with you.

Regards,



Robert T. Kline, Jr.

✓ CC: Tim Curtis, City of Scottsdale Planning Department

16 June 2003

City of Scottsdale

Planning & Development Services

Current Planning

Attention: Mr. Tim Curtis, AICP

7447 East Indian School Road, Suite #105

Scottsdale, Arizona 85251

CERTIFIED MAIL Return Receipt Requested

Receipt Number: 7000 1670 0013 0935 3162

Re: Cattletrack & Lincoln General Plan Amendment: 2-GP-2003

Dear Mr. Curtis;

I want to formally, in writing, state that I am an interested party and a concerned citizen with regard to the referenced (basic and amended) Cattletrack & Lincoln General Plan Amendment and the associated rezoning application on file with the City of Scottsdale, Arizona. Additionally, I want to clearly state that I am **OPPOSED** to all activities associated with changing the characterization of these properties under the Land Use and Character and Design Elements of the General Plan from Rural Neighborhoods to Suburban Neighborhoods and from Rural Character to Suburban Character. In my opinion, it is inappropriate for the City to make this change affecting a very small area of land (5.5 acres), for the benefit of a small group of private investors and real estate developers without considering the potentially negative impact on the surrounding areas of the City and the opposing desires of the "rural" landowners within a reasonable area of influence.

In particular, I would challenge the application statements in the following areas:

1. Open space will be provided in the subdivisions which would be unlikely to be provided were these properties to develop under their existing General Plan designation (Rural) and zoning (R1-43) – I can not understand how increasing the population and dwellings in the area by a factor of two will increase the open space;
2. The impacts of not making the change are far more potentially negative – I strongly disagree;
3. The impact on the water use per year will be minimal – I think the water use will double from its current volume during a critical period of extended drought;
4. The impact on wastewater and solid waste generation will be minimal – I think these two wastes will double in quantity;
5. The increase in vehicle trips of 170 per day are well within the roadway capabilities – Cattletrack has become a major "cut through street" during the morning and afternoon workday commuting times, already overloading the roadway's capabilities, causing safety hazards and noise impacts; and
6. The proposal has been well received and supported by the surrounding property owners and homeowners associations – I strongly disagree.

I sincerely believe that the proposed change will forever alter the rural ambience of our neighborhood and ultimately devalue our individual properties and lifestyle. Since this is one of the few remaining rural neighborhoods in central Scottsdale, preserving and protecting its integrity is of paramount importance to all current landowners in the area and should be weighed carefully by all concerned. The desert flavor and lifestyle enjoyed by all can never be recaptured once it is "developed" to meet the needs of a few.

Sincerely,



Harry A. Jupin
7437 East Bertrige Lane
Scottsdale, Arizona 85250

2-GP-2003

Curtis, Tim

From: Richard Sachs [w6leu@cablene.net]
Sent: Friday, June 20, 2003 3:36 PM
To: Curtis, Tim
Subject: 2-GP-2003 Cattletrack & Lincoln Dr.

Richard D. Sachs

Cynthia A. Sachs

7432 E. Century Dr.

Scottsdale AZ 85250

480 991-1102

20 June 2003

Mr. Tim Curtis

City of Scottsdale

Current Planning Services

7447 E. Indian School Rd., #105

Scottsdale AZ 85251

re: 2-GP-2003

Cattletrack and Lincoln Dr. proposed General Plan Amendment

Dear Mr. Curtis;

We are **strongly opposed** to the proposed General Plan amendment from rural neighborhoods to suburban neighborhoods and from rural character to suburban character. These changes would have a very detrimental effect on our neighborhood. Our home is located in the Su Casa subdivision which is a wonderful, unique area in central Scottsdale of large one acre lots and rural ambience. We purchased our home exactly because it was in an older, established

06/23/2003

neighborhood with the idea that we could live in security with a great deal of privacy—in the middle of Scottsdale. This neighborhood is an absolute jewel and should be preserved.

This effort currently under consideration is just the first incremental step down a path that will forever decimate our quality of life. Once the first change is allowed to occur the stage will be set for similar changes in surrounding properties. The character of the entire neighborhood will be lost, the charm and appeal will never be recaptured. Sadly, our neighborhood has become a rarity in Scottsdale due to the past approval of projects similar to the presently proposed redevelopment.

We will adamantly oppose any attempt to allow the parcel on Cattletrack to secede from Su Casa just as we will oppose the rewriting of our CC & R's by the developers. It is hypocritical for the developers to amend our CC & R's for their benefit and dictate to the residents of Su Casa how we will comport ourselves. The residents of Su Casa should have total control over our neighborhood, not the developers.

We feel the developers have been quietly attempting to get approval of this amendment without the knowledge of surrounding neighbors. At no time were we ever contacted by developers either in person, telephone or mail. The first time we were made aware of this effort was by way of a postcard from the City of Scottsdale. There are a number of inaccuracies in developers General Plan Amendment Narrative, one that is particularly offensive states: "...applicant secured the support of the residential neighborhood to the west..." and further states: "The proposal has been well received and supported by the surrounding property owners and homeowners associations." Neither of these statements as it relates to us is remotely correct.

The developers have made a significant investment in both time and money thus far. Perhaps they would be better served to relocate this project to another location that has the proper zoning. Instead, they are trying to recoup their costs and make a capital gain on the backs of the neighboring residents through rezoning a parcel that is unsuitable for the proposed use. The developers will be long gone and we will be left to deal with the results of their greed.

We thank you for your time and consideration in this matter.

Sincerely,



Richard D. Sachs

Cynthia A. Sachs

City of Scottsdale
Planning & Development Services
Current Planning
Attention: Mr. Tim Curtis, AICP
7447 E. Indian School Road, Suite #105
Scottsdale, Arizona 85251

June 30, 2003

CERTIFIED MAIL Return Receipt
No. 7002-0860-0000-9963-3814

Re: Cattletrack & Lincoln General Plan Amendment: 2-GP-2003

Dear Mr. Curtis:

We believe that most of the arguments stated in the Project Justification Narrative for the General Plan Amendment 2-GP-2003 have very little merit. Although the GPA application has been amended to include only 5.5+ acres we are still very opposed to the change in neighborhood designation from Rural to Suburban.

That property is not surrounded by vacant property. The only vacant property is that in the proposed amendment. The stated inability to sell the property is more likely due to the asking price that was considerably above the average rate for the area.

The surrounding area consists of the SuCasa Subdivision and contiguous land including Berridge Lane. The area of the proposed change is in fact part of this beautiful residential neighborhood. Visitors and prospective buyers are impressed with the rural atmosphere. Many homes have been remodeled or rebuilt. 7600 Lincoln and Lincoln Place are across Lincoln Drive and are walled communities not considered part of the neighborhood.

The Arizona American Water Company, formerly the Paradise Valley Water Company, is on the east side of Cattletrack. Their unused property will be converted to an arsenic treatment plant sometime during the next two years according to Jim Campbell, the company President. They are a quiet neighbor and do not contribute to increased traffic as will the increased density housing proposal. The Arts Campus is at Cattletrack and McDonald and traffic it generates tends to go directly to McDonald.

We believe the proposed change will increase the problems rather than solve them.

- Open space will be lessened rather than increased.
- Water and waste usage will be increased.
- Vehicular traffic will be increased.

The surrounding neighbors do not "well receive or support" the proposed amendment. It will contribute to the disappearance of this island of rural character cherished by the great majority of its inhabitants.

Please do not recommend approval.

Thank you.

Douglas Watten & Lillian Luffman

*7502 E Berridge Lane
480-951-2544*

CC: City Council Members and Planning Commission Members

26 June 2003

City of Scottsdale

Planning & Development Services

Current Planning

Attention: Mr. Tim Curtis, AICP

7447 East Indian School Road, Suite #105

Scottsdale, Arizona 85251

CERTIFIED MAIL Return Receipt Requested
Receipt Number:

Re: Cattletrack & Lincoln General Plan Amendment: 2-GP-2003

Dear Mr. Curtis;

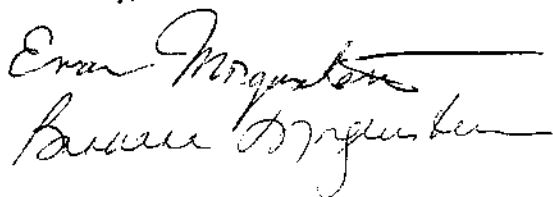
I want to formally, in writing, state that I am an interested party and a concerned citizen with regard to the referenced (basic and amended) Cattletrack & Lincoln General Plan Amendment and the associated rezoning application on file with the City of Scottsdale, Arizona. Additionally, I want to clearly state that I am **OPPOSED** to all activities associated with changing the characterization of these properties under the Land Use and Character and Design Elements of the General Plan from Rural Neighborhoods to Suburban Neighborhoods and from Rural Character to Suburban Character. In my opinion, it is inappropriate for the City to make this change affecting a very small area of land (5.5 acres), for the benefit of a small group of private investors and real estate developers without considering the potentially negative impact on the surrounding areas of the City and the opposing desires of the "rural" landowners within a reasonable area of influence.

In particular, I would challenge the application statements in the following areas:

1. Open space will be provided in the subdivisions which would be unlikely to be provided were these properties to develop under their existing General Plan designation (Rural) and zoning (R1-43) – I can not understand how increasing the population and dwellings in the area by a factor of two will increase the open space;
2. The impacts of not making the change are far more potentially negative – I strongly disagree;
3. The impact on the water use per year will be minimal – I think the water use will double from its current volume during a critical period of extended drought;
4. The impact on wastewater and solid waste generation will be minimal – I think these two wastes will double in quantity;
5. The increase in vehicle trips of 170 per day are well within the roadway capabilities – Cattletrack has become a major "cut through street" during the morning and afternoon workday commuting times, already overloading the roadway's capabilities, causing safety hazards and noise impacts; and
6. The proposal has been well received and supported by the surrounding property owners and homeowners associations – I strongly disagree.

I sincerely believe that the proposed change will forever alter the rural ambience of our neighborhood and ultimately devalue our individual properties and lifestyle. Since this is one of the few remaining rural neighborhoods in central Scottsdale, preserving and protecting its integrity is of paramount importance to all current landowners in the area and should be weighed carefully by all concerned. The desert flavor and lifestyle enjoyed by all can never be recaptured once it is "developed" to meet the needs of a few.

Sincerely,



Evan Morgan

26 June 2003

City of Scottsdale

Planning & Development Services

Current Planning

Attention: Mr. Tim Curtis, AICP

7447 East Indian School Road, Suite #105

Scottsdale, Arizona 85251

Re: Cattletrack & Lincoln General Plan Amendment: 2-GP-2003

Dear Mr. Curtis;

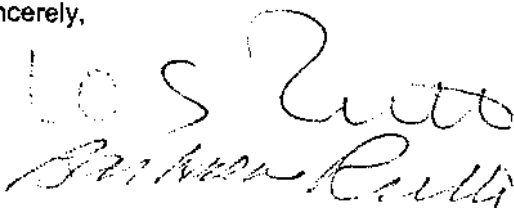
I want to formally, in writing, state that I am an interested party and a concerned citizen with regard to the referenced (basic and amended) Cattletrack & Lincoln General Plan Amendment and the associated rezoning application on file with the City of Scottsdale, Arizona. Additionally, I want to clearly state that I am **OPPOSED** to all activities associated with changing the characterization of these properties under the Land Use and Character and Design Elements of the General Plan from Rural Neighborhoods to Suburban Neighborhoods and from Rural Character to Suburban Character. In my opinion, it is inappropriate for the City to make this change affecting a very small area of land (5.5 acres), for the benefit of a small group of private investors and real estate developers without considering the potentially negative impact on the surrounding areas of the City and the opposing desires of the "rural" landowners within a reasonable area of influence.

In particular, I would challenge the application statements in the following areas:

1. Open space will be provided in the subdivisions which would be unlikely to be provided were these properties to develop under their existing General Plan designation (Rural) and zoning (R1-43) – I can not understand how increasing the population and dwellings in the area by a factor of two will increase the open space;
2. The impacts of not making the change are far more potentially negative – I strongly disagree;
3. The impact on the water use per year will be minimal – I think the water use will double from its current volume during a critical period of extended drought;
4. The impact on wastewater and solid waste generation will be minimal – I think these two wastes will double in quantity;
5. The increase in vehicle trips of 170 per day are well within the roadway capabilities – Cattletrack has become a major "cut through street" during the morning and afternoon workday commuting times, already overloading the roadway's capabilities, causing safety hazards and noise impacts; and
6. The proposal has been well received and supported by the surrounding property owners and homeowners associations – I strongly disagree.

I sincerely believe that the proposed change will forever alter the rural ambience of our neighborhood and ultimately devalue our individual properties and lifestyle. Since this is one of the few remaining rural neighborhoods in central Scottsdale, preserving and protecting its integrity is of paramount importance to all current landowners in the area and should be weighed carefully by all concerned. The desert flavor and lifestyle enjoyed by all can never be recaptured once it is "developed" to meet the needs of a few.

Sincerely,


Les Zutto

City of Scottsdale
Planning Commission
Attention: Ms. Doris McClay
3939 N. Drinkwater Boulevard
Scottsdale, Arizona

July 23, 2003

Re: Cattletrack & Lincoln General Plan Amendment: 2-GP-2003

Dear Ms. Doris McClay:

Several of the key points in the Project Justification Narrative for the General Plan Amendment 2-GP-2003 are not true as stated. Even though the GPA application has been recently amended down to only 5.5 acres, I stand in opposition to the change from Rural to Suburban in the neighborhood character designation.

The 5.5 acres are not surrounded by vacant property as stated. The vacant property is in fact the stated 5.5 acre parcel. The small remnant area in need of redevelopment they state is actually the acres they have compiled in order to develop themselves. Their stated inability to sell is due to their inflated prices for the properties which are not in line with comparable sales in the area. The narrative mentions the obstacles to attracting reinvestment are due to traffic and noise impacts. These are precisely the reasons to not allow further density development in the area, and the exact reason to uphold the Rural neighborhood designation.

The narrative mentions repositioning homes on Cattletrack as an option for development and that reinvestment in the area cannot be accomplished without the proposed General Plan Amendment. There are several viable options to the existing one per acre options without any change to the neighborhood designation. Several of us in the immediate area have accomplished infill development to our homes without trying to change the neighborhood for our benefit.

The narrative states without this change the area is likely to remain vacant and continue to deteriorate and detract from the values of the surrounding area. This is absolutely a self-serving statement and quite untrue. There are attractive infill options for the all owners to work within the one per acre rules stated in the Rural neighborhood designation, and that is exactly what all the other property owners have been entertaining in the area. This small area of Cattletrack down to McDonald is an oasis in Scottsdale. It is a unique area where open space and a rural residential setting are still respected. The combination of the art campus and a quite neighbor, The Arizona American Water Company, make for a well balanced and historical neighborhood. The surrounding neighbors do not support the proposed amendment. We would rather protect our rural character and neighborhood than contribute to its demise in the interest of a few. There are many other options for the very few stated properties than to change a neighborhood designation which will affect all of us.

Please do not recommend approval.

Thank you for your time and your attention in this matter.

Sincerely,

Allan N. Bone

Allan N. Bone
7512 E. Berridge Lane
Scottsdale, Arizona 85250

CC: City Council Members and Planning Commission Members

**UPDATED JUNE 2003
GENERAL PLAN AMENDMENT
CITIZEN NOTIFICATION & PUBLIC INVOLVEMENT REPORT
2-GP-2003**

Prior to any contact with the City and to filing a pre-application meeting request for the proposed General Plan Amendment (GPA), neighbors in the adjacent single-family home subdivision to the west, property owners to the east, south and north, including the homeowners associations of both Lincoln Place and 7600 Lincoln, were contacted to discuss and comment on the proposed GPA, initially only 5.5 acres. Robert Isbell, president of the Lincoln Place Homeowners Association, and Paul Fox, president of 7600 Lincoln Homeowners Association, were contacted by telephone on December 3, 2002, and December 9, 2002, respectively, and advised of the proposal. A request was also made for the opportunity to meet with their HOA Boards. After a telephone call to Cindi Golding on December 10, 2002, an initial meeting was held with Cindi, as a representative of the 7600 Lincoln Board, on December 12, 2002. The full GPA and rezoning proposal on the 5.5 acres was discussed with Cindi, who later called and asked for a presentation at the annual HOA meeting. On Monday, November 16, 2002, a presentation of the proposed 5.5 acre GPA and rezoning was given to the Lincoln Place Homeowners Association Board of Directors, and on Saturday, January 18, 2003, the presentation was made to the 7600 Lincoln annual HOA meeting as requested.

In addition to these larger group presentations, Diann Henderson contacted her subdivision neighbors by going door-to-door in the December, 2002, through February, 2003 time period. She also discussed her proposal with John Thomas, Jr., B. J. Gonzales and Janie Ellis, other surrounding property owners. Additional contacts included meetings and telephone calls with John Hink in February and March, as well as responding to calls from Earl Schwartz of 7600 Lincoln Place and Judy Weldon after the posting of the property. Officials of the Arizona American Water Company have been contacted by telephone and have met to discuss the project as well. As a result of discussions with Staff prior to submittal, the GPA area was expanded to include the 12± acre area east of Cattletrack. The Under Consideration sign was posted on April 14, 2003. The letter giving notice of both the request and the Open House meetings on April 29, May 5 and May 19 was mailed to all property owners within 750 feet.

In discussions at these initial Open House meetings on the expanded 17.5± acre GPA area, the neighbors in the area expressed general support of the GPA on the 5.5 acre Henderson/Zink property, provided that the property were rezoned at the same time to the 2.0 per acre proposal, but expressed opposition to extending the GPA request to the 12 acres east of Cattletrack without an accompanying rezoning. The neighbors were concerned that the Suburban Neighborhood designation allowed up to 8 units per acre and without an accompanying rezoning to confirm that only two units per acre would be developed on the property east of Cattletrack, they could not support an open ended GPA for that area. As a result of this neighborhood input, the GPA application has been amended to withdraw the 12 acre property east of Cattletrack Road.

The GPA proposal on the 5.5 acres has been well received and is generally supported by the neighbors and homeowners associations with whom it has been discussed. As a result of neighborhood input relative to concerns for high-quality design, single-story and property value enhancement, minor adjustments have been made to the planned rezoning request to address these concerns. Copies of the neighborhood petition in support of the proposal and the letter of support from Robert Isbell on behalf of the Lincoln Place Homeowners Association have been submitted.

Two additional Open House meetings have been scheduled for July 8, and September 3, 2003, to discuss both the amended GPA and the rezoning application. The attached letter is being mailed to all property owners with 750 feet all those who either called for information about the request or attended the initial Open House meetings.

0:\INBOX\Hesterson\Caletnick & Lincoln\map\GENERAL PLAN.doc

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

June 10, 2003

Re: Henderson/Cattletrack and Lincoln
2-GP-2003

Dear Property Owner or Interested Party:

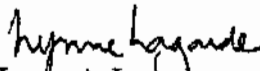
We wish to advise you that in response to neighborhood concerns about an expanded General Plan Amendment (GPA) area, we have submitted to the City of Scottsdale the attached amendment to the above-referenced GPA application to withdraw the approximately 12± acres east of Cattletrack Road, which we added on the City's advice. We are providing exhibits depicting both the original 17.5± acre GPA boundary and the revised, current, 5.5± acre GPA boundary. We have also enclosed a revised project narrative summary that reflects withdrawal of the 12 acres. Although the requested change is from Rural Neighborhoods, which allows one dwelling unit per acre, to Suburban Neighborhoods, which would allow 2 to 8 dwelling units per acre on the 5.5 acres, we are filing a rezoning on the 5.5 acre parcel limiting it to 2 units per acre.

We would like to invite you to follow-up Open House meetings scheduled to discuss our amended GPA request and rezoning submittal. At the request of neighbors, the Open House meetings will be held from 5:30 p.m. to 7:00 p.m. instead of the earlier times. The first Open House will be on Tuesday, July 8, at the Henderson residence located at 6337 N. 75th Street, Scottsdale, Arizona 85250. Because our GPA and rezoning cases will not be heard by the Planning Commission and City Council for several months, we will have a second Open House from 5:30 p.m. to 7:00 p.m. on Wednesday, September 3, at the Henderson home closer to the hearings to make sure that those neighbors who were not in town on July 8, have another opportunity to participate. Please mark these dates on your calendar. If neighbors wish to meet any time between these July and September dates, we will be happy to do so.

Also, make note of the Planning Commission hearing dates of Wednesday, August 20, for the initial hearing on the GPA, at which only testimony will be taken but no action by the Commission, and Wednesday, September 10, at which both the GPA and rezoning will be presented and could be acted upon by the Commission. The City Council hearing date is tentatively scheduled for Tuesday, October 28, and will be confirmed after the Planning Commission makes a recommendation.

If you are unable to attend the Open Houses, please call with any questions or any concerns that you may have regarding this proposal.

Very truly yours,


Lynne A. Lagarde

Cc: Diann Henderson
Alexander Zink

C:\INDEX\Henderson\Curley & Lagarde\NewOpenHouse\2003-07-08.doc

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

February 4, 2003

VIA FACSIMILE
602-532-7120

Robert J. Isbell
Lincoln Place Homeowners Association
7424 E. McClellan Lane
Scottsdale, Arizona 85250

Re: Henderson/Cattletrack and Lincoln


Dear Bob:

Our client Diann Henderson and I appreciated the opportunity to present Diann's proposal for a new residential community on the 5.5 acre parcel at the southwest corner of Cattletrack and Lincoln adjacent to her home at the corner of Lincoln and 75th Street. It was our understanding that the Board supported and did not object to Diann's proposal based upon the following:

1. No more than 11 homes on the 5.5 acre property at a density of 2 units per acre
2. Single-story only
3. Custom homes of quality and design compatible with the area in the 4,000 square foot plus range, with potentially a basement, and in the price range of \$750,000 to \$850,000 plus
4. Entry to the residential community on Cattletrack not Lincoln
5. No construction traffic on Lincoln
6. Limitation of construction hours in consideration of adjacent residential uses

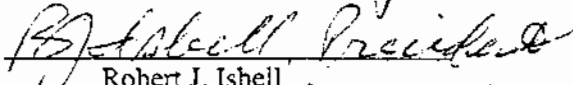
If this is an accurate understanding of the position of Lincoln Place, we would appreciate your signing as indicated below, or sending us a letter to confirm.

Very truly yours,


Lynne A. Lagarde

Cc: Diann Henderson

Acknowledged and accepted on
this 19 day of February, 2003

By: 
Robert J. Isbell
Lincoln Place Homeowners Assoc

O:\INDEX\Henderson\Cattletrack & Lincoln\rtj\isbell.doc

2-GP-2003
4/23/2003

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

April 21, 2003

Re: Henderson / Cattletrack and Lincoln

Dear Property Owner or Interested Party:

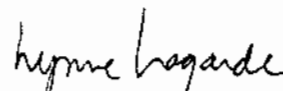
On behalf of our client Diann Henderson and three other property owners along Cattletrack south of Lincoln, we are filing an application for a General Plan Amendment (GPA) from Rural Neighborhoods to Suburban Neighborhoods on approximately 17.5 acres, together with an application for Rezoning on approximately 5.5 acres located at the southwest corner of Cattletrack and Lincoln. The areas of the General Plan Amendment and rezoning are indicated on the attached aerial map.

The requested change on the subject 17.5 acres is from Rural Neighborhoods, which allows 1 dwelling unit per acre, to Suburban Neighborhoods, which allows 2 to 8 dwelling units per acre. The proposed accompanying Rezoning on the 5.5 acre parcel is for approximately 2 units per acre for an increase of 4 to 5 homes. The remaining approximately 12 acres are not being rezoned at this time and any future rezoning will require full public hearings and citizen participation.

We would like to invite you to join us at any one of the open house meetings we have scheduled to discuss this project in more detail. The open house meetings are on **April 29, May 5 and May 19th from 4:30-6:30 p.m.** at the Henderson Residence located at 6337 N.75th Street, Scottsdale, Arizona 85250.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal.

Very truly yours,


Lynne Lagarde

NEIGHBORHOOD PETITION

Our neighbor Diann Henderson has discussed with us her proposal for a new residential community of 11 homes on the approximately 5.5 acre parcel at the southwest corner of Cattletrack and Lincoln. This property has been vacant for years and a number of proposals have been made previously for its use. The most recent activity on the property was the attempt to develop acre lot custom homes. No one was interested in investing in such homes facing Cattletrack across the street from the vacant water company and other properties to the east between Cattletrack and the canal. It does not help the image and preservation of our neighborhood for the property to remain vacant and undeveloped.

We support Diann's proposal for a community of homes that would not front onto Cattletrack but rather be oriented onto an interior street forming a new small residential neighborhood with a low density of 2 per acre that would fit in well with our rural residential neighborhood and be an excellent neighbor. We believe that this proposal will offer the best long-term preservation of our neighborhood and lifestyle. We hope that you will consider approving the General Plan Amendment and rezoning required to allow this reinvestment in and enhancement of our neighborhood.

NAME

ADDRESS

TELEPHONE

Kenneth E. Rankin	Kubukuli 6325 North 75 th St.	602-321-1933
ROBERTA RATCLIFF	Roberta Ratcliff 7439 E. Lincoln Dr	480-991-0548
Catherine M. Chando	6313 N 75 th St Apt # 85250	998-3228
Debra L. Lingo	7441 Century Scottsdale, AZ	480-483-2924
Marv Koster	7415 E. Lincoln Scottsdale, AZ	85250
Sh. Oller	7440 E. Edward Ln. Scottsdale, AZ	85250 483-4811
Ray Kline	7431 E. Century Dr. Scottsdale, AZ	85250 480-998-2545
Pat Gorman	7442 E. Century Dr. Scottsdale	85250 922-1367
BARNETT GONZALEZ	11771 6349 N. CATTLETRACK Rd. Scottsdale	85250
Alexander Zing	6246 N. Cattletrack Rd.	480/497-1668

NEIGHBORHOOD PETITION

Our neighbor Diann Henderson has discussed with us her proposal for a new residential community of 11 homes on the approximately 5.5 acre parcel at the southwest corner of Cattletrack and Lincoln. This property has been vacant for years and a number of proposals have been made previously for its use. The most recent activity on the property was the attempt to develop acre lot custom homes. No one was interested in investing in such homes facing Cattletrack across the street from the vacant water company and other properties to the east between Cattletrack and the canal. It does not help the image and preservation of our neighborhood for the property to remain vacant and undeveloped.

We support Diann's proposal for a community of homes that would not front onto Cattletrack but rather be oriented onto an interior street forming a new small residential neighborhood with a low density of 2 per acre that would fit in well with our rural residential neighborhood and be an excellent neighbor. We believe that this proposal will offer the best long-term preservation of our neighborhood and lifestyle. We hope that you will consider approving the General Plan Amendment and rezoning required to allow this reinvestment in and enhancement of our neighborhood.

NAME

ADDRESS

TELEPHONE

Alexander M. Z...	6360 N. Cattle track Rd.	480/497-1668
Henderson	6337 N. 75th St.	Scottsdale, AZ 85250
John Gus Thomas	7500 E. Lincoln Ave.	Scottsdale, AZ 85250